



BUILT BY OUR FAMILY *for yours* **MISSION RANCH** *Included Features*

Signature Features

- Full yard irrigation system with rain sensor
- Custom-built cabinets with full extension drawers (42" uppers)
 - 48" uppers in The Oaks
- LED recessed can lighting throughout main areas, owner's suite and game rooms (per plan), featuring Decora electrical switches
 - Included in secondary bedrooms, office/study, and game room in The Oaks
- Security prewire on all operable windows and exterior doors on the first floor, prewire for (2) cameras, and pre-wire for (3) WIFI access points (pre-wire for 3 cameras in The Oaks)
- Full house gutters (per plan)
- Oversized semi-frameless shower in owner's bath with tile floor and bench (per plan), 80" tall
- 2" white faux wood blinds
- Stainless steel GE appliance package
- 9'-11' ceiling throughout (per plan)
 - 10'-12' ceilings included in The Oaks (per plan)

Our Quality Assurance

- Professionally engineered post-tension foundation and framing
- 1-year workmanship & materials limited in-house warranty
- 2-year mechanical, electrical and plumbing distribution systems warranty
- 3-year labor warranty on mechanical system
- 10-year warranty on mechanical system parts
- 10-year structural by 2-10 Home Buyers Warranty

Gourmet Lifestyle Kitchen

- Walk-in pantry with built-in shelving with stair step detail
- Double waste bin cabinet recessed in island
- Two colors & one edging style of level I countertops (4cm thickness)
- Designer island pendants (chrome, satin nickel, black or ORB)
- Level I chrome, satin nickel, black or champagne bronze kitchen plumbing fixtures
 - Level II fixtures included in The Oaks
- Stained or painted kitchen cabinetry

Exterior Details

- Full yard sod with landscaping package per community
- Architectural shingles
- 6' privacy fence with gate (per community guidelines)
 - Two gates in The Crossing Collection (per guidelines)
- Covered patio with LED disc lighting and ceiling fan with weatherproof outlet and prewiring for TV (per plan)
- Plumbing shut-off valve located inside the garage or front bedroom closet
- Combination of up, soffit, and coach lights (per plan), plus LED disc lighting in front elevation
- LED lighting inside the garage (1 per vehicle bay and added storage space)
- Three water spigots (2 at front and 1 at rear)
- Soffit outlet connected to electrical switch behind front door

Thoughtfully Designed Interiors

- Dimmers in owner's suite, family room, game room and/or loft (per plan)
- Mudroom with hooks, cubbies, and bench (per plan)
- 8' mahogany front entry door, paint or stain grade (level II)
- 2868 full lite or sliding glass patio door (per plan) 2880 in The Oaks, and 6'8" interior doors (level I)
- 4 Cat6 cable drops with network switch to central panel
- Level I laminate, vinyl, or tile in common areas; tile in wet areas; carpet in bedrooms, closets, stairs and game rooms (per plan)
 - Level III flooring included in The Oaks
- Choice of chrome, satin nickel, black or ORB lighting fixtures including foyer, dining chandelier, and vanities
- Hardware fixtures to match plumbing finish (per community collection)
- Choice of level I satin nickel or black door handle sets (level II in The Oaks)
- Rounded corners in drywall throughout interior with square corners in baths and windows
- Benjamin Moore paint: one color for interior walls (flat), one for ceiling (flat), and one for carpentry (satin)
- Two colors & one edging style for level I vanity countertops (2cm thickness) with undermount sinks in all full baths
- White elongated, comfort height commodes in all baths
- Acrylic tub with skirt in secondary baths, and drop-in tub with tile surround in owner's bath (per plan)
- Cabinet above commode (per plan) except in powder; removed in secondary bedrooms if there is a closet/linen cabinet (per plan)
- Base cabinet with undermount sink (per plan)
- Base or 36" upper cabinet (per plan), plus rod and shelves in utility
- Choice of chrome, satin nickel, black, ORB, or gold cabinet hardware

Safety & Energy Features

- High performance Trane 15.2 SEER2 air conditioner with Honeywell programmable thermostat
- Low-maintenance 5" media filter on HVAC
- HVAC return air in all bedrooms
- 50 gal. Rheem water heater (gas in plans up to 2.5 baths)
- Tankless Rinnai water heater (3+ bath homes)
 - Tankless Rinnai with circulating loop in The Oaks
- Energy saving poly sealant on all wall penetrations
- Smoke and carbon monoxide detectors in all bedrooms
- Radiant barrier roof decking
- Attic air flow ventilation with soffit and turbines
- Insulation: R13 batts in ext. walls and R49 blown in ceilings (exc. garage)
- Vinyl double pane windows with Low-E glazing
- Soil termite pre-treatment at foundation stage
- Typar weather barrier system for optimal protection of the home
- AdvanTech subfloor system in all two story homes
- PEX plumbing system

Interior Design Service

- Three 2-hour personalized visits at RNL's Design Studio. During these visits, our in-house design specialist will guide you through the selections process (does not apply to quick move-in homes).



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Included Features

The Crossings



- GE stainless steel appliance package: 5 burner gas range with self-cleaning oven, custom vent hood insert with dimmable lighting, built-in microwave, 45 dBA top control dishwasher
- Ceiling fans in all bedrooms, study and game room; light kit included where no recessed cans are installed
- 16x7 Insulated garage door with one opener per vehicle and exterior keypad (door size per plan)
- Convenience switches in owner's suite
- One electrical floor outlet in family room
- Trim Package: 5-1/2" baseboard throughout, window stool with 2-1/2" casing underneath (crown moulding not included)
- Tile backsplash (Level I)
- Tile to ceiling in all full baths
- Level I centerset chrome bathroom plumbing fixtures
- 42" tall mirrors throughout with hanging mirror in powder
- Oversized 30" attic pull-down stairs with convenient light switch (per plan)
- Four side brick (level I) with farmhouse interior of back patio

The Ridge



- All features noted in the previous collection
- 36" direct vent fireplace with choice of shiplap, stone or tile surround to mantle up to 60"
- Four sided brick (level II) with farmhouse back patio featuring brick wainscot on the interior
- Upgraded Kitchen I with built-in stainless-steel GE appliance package
 - 36" 5 burner gas cooktop w/ dishwasher safe grates
 - Built-in stainless-steel microwave with exterior ventilation
 - 45 dBA top control stainless-steel exterior/interior dishwasher
 - 30" smart single wall oven (non-convection)
 - Custom vent hood insert with dimmable LED lighting and upgraded stainless steel liner
- Base cabinetry with countertop and shelving above in butler's pantry (if applicable)
- Level I centerset chrome, satin nickel, black or champagne bronzes bathroom plumbing fixtures
- Architectural beams in family room

The Oaks



- All features noted in the previous collection with some upgraded items
- Ceiling fans installed in all bedrooms, family room, study and game room (light kit not included)
- 16x8 or 18x8 insulated garage door (per plan)
- 8'0" interior doors throughout (level I)
- 36" direct vent fireplace with full surround to ceiling
- Tray ceiling included in foyer (per plan)
- Upgraded GE Café stainless steel appliance package:
 - 36" 6 burner commercial range top and 600 CFM custom vent hood with dimmable LED lighting
 - Built in 30" smart single wall convection oven
 - Smart microwave with 30" built-in trim kit
 - 42dBA top control dishwasher with stainless steel interior
- Tile backsplash (Level III)
- 48" tall mirrors throughout with hanging mirror in powder
- Upgraded plumbing fixtures throughout
 - Level II widespread in owner's bath and powder
 - Level I centerset in secondary baths
- Base or 42" uppers (per plan), plus rod and shelf in utility room
- Prewired for speakers in family room (5) and back patio (2)
- Trim Package: 7-1/4" baseboard throughout, window stool with 3-1/2" casing underneath
- 100% four sided brick surround (level II) with full brick interior at back patio